

PLANNING COMMISSION AGENDA (Draft)

April 22, 2014

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: March 25, 2014

I. PUBLIC HEARINGS

1. CALHOUN COMMUNITY COLLEGE PLACE (MINOR)
2. GOODWYN PARK PHASE 1; R/S OF LOT 3 OF A R/S OF LOT 2 & 3 OF GOODWYN PARK SUBDIVISION (MINOR)
3. HERITAGE BROOK SUBDIVISION PHASE 2; A R/S OF A PORTION OF TRACT II OF HERITAGE BROOK SUBDIVISION PHASE ONE
4. HUNTINGTON PLACE THIRD ADDITION (MINOR) (WITHDRAWN)
5. INSPIRATION ON GREEN MOUNTAIN PHASE III; R/S OF TRACT 34 AND LOT 10 OF INSPIRATION ON GREEN MOUNTAIN; A R/S OF TRACT 1 GREEN MOUNTAIN AUCTION PROPERTY, AND A R/S OF TRACT 40 OF INSPIRATION PHASE II, A R/S OF TRACT 35 AND LOT 19 OF INSPIRATION ON GREEN MOUNTAIN; A R/S OF TRACT 1 GREEN MOUNTAIN AUCTION PROPERTY
6. LEDGESTONE; R/S OF TRACT 7 & 8 OF OLD GURLEY FARM (FORMERLY GRAND MANOR)
7. OVERTON (WITHDRAWN)
8. SOUTHGATE PHASE 2 (WITHDRAWN)

LOCATION, CHARACTER, & EXTENT

9. BURRITT SCHOOL HOUSE (#812)
10. HUNTSVILLE HIGH SCHOOL FENCING (#813)
11. TWICKHAM SQUARE PEDSTRIAN BRIDGE (#814)

STREET NAME CHANGE

12. Pentastar Drive SW to **Remington Trail SW**
13. Inspiration on Green Mountain Subdivision - Verdant Circle to **Sylvias Way**
14. **PETITION TO REMOVE PLAT RESTRICTION**
Parker Ridge Estates Third Addition

15. ZONING

- (a) JOHNSTON ANNEXATION ZONING (1407)
- (b) ZONING ORDINANCE AMENDMENT: RESIDENCE 2-B DISTRICT REGULATIONS: Amends Zoning Ordinance Article 15 – Residence 2-B District Regulations to add single family attached dwellings as a permitted use.
- (c) ZONING ORDINANCE AMENDMENT: NON-CONFORMING LOTS OF RECORD: Amends Zoning Ordinance Article 74 – Non-Conforming Lots: Non-Conforming Uses of Land; Non-Conforming Structures; and Non-Conforming Uses of Structures and Premises – Section 74.1 – Non-Conforming Lots of Record to add definitions and to amend and add regulations concerning non-conforming lots of record and unified lots.

II. SUBDIVISIONS

1. CALHOUN COMMUNITY COLLEGE PLACE (MINOR)

Layout (3 lots)

Developer: One Hundred Three Wynn LLC
Surveyor: Pugh Wright McNally, Inc

Located: Southwest City, north of Old Madison Pike and east of Wynn Drive

2. GOODWYN PARK PHASE 1; R/S OF LOT 3 OF A R/S OF LOT 2 & 3 OF GOODWYN PARK SUBDIVISION (MINOR)

Relayout (2 lots)

Developer: W. Pebbles

Engineer: Pugh Wright McAnally

Located: Southwest City, north of I-565 and east of Mooresville Road

3. HERITAGE BROOK SUBDIVISION PHASE 2; A R/S OF A PORTION OF TRACT II OF HERITAGE BROOK SUBDIVISION PHASE ONE

Repreliminary (35 lots)

Developer: D. Brazelton

Engineer: Garver

Located: Northwest City, east of Old Railroad Bed and south of Capshaw Road

4. INSPIRATION ON GREEN MOUNTAIN PHASE III; R/S OF TRACT 34 AND LOT 10 OF INSPIRATION ON GREEN MOUNTAIN; A R/S OF TRACT 1 GREEN MOUNTAIN AUCTION PROPERTY, AND A R/S OF TRACT 40 OF INSPIRATION PHASE II, A R/S OF TRACT 35 AND LOT 19 OF INSPIRATION ON GREEN MOUNTAIN; A R/S OF TRACT 1 GREEN MOUNTAIN AUCTION PROPERTY

Relayout (36 lots)

Developer: Diltina Development Corp.

Repreliminary (36 lots)

Surveyor: 4 Site

Located: Southeast City; east of South Shawdee Road and south of Riverview Drive

Waiver: non radial lot line between lots 72/73, and 78 through 83

5. LEDGESTONE; R/S OF TRACT 7 & 8 OF OLD GURLEY FARM (FORMERLY GRAND MANOR)

Relayout (72 lots)

Developer: Ledgestone Dev., LLC

Engineer: Marshall Corlew, P.E., Inc.

Located: Northeast City, south of Old Gurley Road and east of Hillside Road

6. LEGACY COVE SUBDIVISION 2; R/S OF WILLIAMS-WHEELER ESTATES TRACT 3 OF R/S OF WILLIAMS WHEELER ESTATES

Final (67 lots)

Developer: Jeff Benton Homes

Engineer: 4-Site

Located: Southwest City, south of Martin Road and east of Zierdt Road

7. MEADOWS AT HAMPTON COVE PHASE 1

Final (71 lots)

Developer: Wright Homes, LLC

Engineer: Mullins, LLC

Located: Southeast City, east of Old Highway 431 and south of Berkley Road

8. WILSON COVE SUBDIVISION PHASE 1

Preliminary (34 lots)

Developer: Lost Boys Land Company, LLC

Engineer: Garver

Located: Southeast city, north of Cherry Tree Road and east of Esslinger Road

III. LOCATION, CHARACTER, & EXTENT

1. BURRITT SCHOOL HOUSE (#812)

Developer: COH

Architect: Bird and Kamback Architects

Located: Northeast City; north of Governors Drive and west of Monte Sano Blvd.

2. HUNTSVILLE HIGH SCHOOL FENCING (#813)

Developer: HCS

Architect: Nola VanPeursesem Architects

Located: Southwest City; north of Bob Wallace Avenue and west of Billie Watkins Street

3. TWICKENHAM SQUARE PEDSTRIAN BRIDGE (#814)

Developer: COH

Architect: Smith Gee Studio, LLC

Located: Central City, north of Governors Drive and west of Gallatin Street

IV. STREET NAME CHANGE

a. Pentastar Drive SW to **Remington Trail SW**

b. Inspiration on Green Mountain Subdivision - Verdant Circle to **Sylvias Way**

V. PETITION TO REMOVE PLAT RESTRICTION

Parker Ridge Estates Third Addition, lots 1 & 2 - Lift plat restriction "Area to be left in its natural condition" over manmade pond that was used as farm pond for cattle.

VI. ZONING

1. JOHNSTON ANNEXATION ZONING (1407)

Located: On the west side of Dug Hill Road and north of Raintree Road

Proposed Zoning: Residence 1 District (0.99 acres)

2. FREEMAN ANNEXATION ZONING (1408)

Located: On the north side of Mohawk Road and west of Taylor Road

Proposed Zoning: Residence 1-A District (1.16 acres)

3. ZONING ORDINANCE AMENDMENT: RESIDENCE 2-B DISTRICT REGULATIONS: Amends Zoning Ordinance Article 15 – Residence 2-B District Regulations to add single family attached dwellings as a permitted use.

4. ZONING ORDINANCE AMENDMENT: NON-CONFORMING LOTS OF RECORD: Amends Zoning Ordinance Article 74 – Non-Conforming Lots: Non-Conforming Uses of Land; Non-Conforming Structures; and Non-Conforming Uses of Structures and Premises – Section 74.1 – Non-Conforming Lots of Record to add definitions and to amend and add regulations concerning non-conforming lots of record and unified lots.
5. LENDON PLANNED DEVELOPMENT (1209): AMENDMENT
Major change to the Lendon Planned Development, PD-H, LUI 45/50.
Adds permitted uses within the planned development.

VII. INVOCATION/EXTENSION OF BONDS

1. Lanier Lake Subdivision
2. Hawk's Ridge 4
3. Legacy Cove III: R/S
4. Heritage Brook Subdivision Phase 1
5. McMullen Place Phase 3 at McMullen Cove
6. Olde Cobblestone 3